

## House For Sale in Bellinzona



**127 mq | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3**

In the hamlet of **Gnosca (Municipality of Bellinzona)**, we sell **NEW contiguous HOUSE of 3.5 room and 127 sqm**, with nice flat GARDEN, ready to be lived in, also as **SECONDARY RESIDENCE** or with attractive **RENT TO BUY** system through specialized company with down payment of only approx. **5 % !** The house is located on the edge of the village core, in a very quiet position, just 10 minutes from Bellinzona and a few minutes from the motorway access of Bellinzona Nord. The town is surrounded by the greenery of nature and the mountains, to fully enjoy the tranquility away from the city center of Bellinzona, but which is still easily accessible. The house is spread over 3 levels currently open space divided and planned as follows. **Ground Floor:** entrance, kitchen-dining room and exit to the private garden with provision for building a wintergarden, hallway-stairs, bathroom with area for washer and dryer. **First Floor:** hallway, living room (ev. bedroom), bathroom. **Second floor:** big master bedroom with wardrobe. Heating and hot water production via pellet burner. **2 outdoor parking spaces** complete the property.

### Property detail

**MPP Fiduciaria SA**

Breganzona - Via Dott. G. Polar 48 - () - Telefono +41 91 922 24 74 - Fax +41 91 921 17 07  
info@mpp.ch - <https://immobiliare.mpp.ch>



**Code:** D2247

**Contratto:** FOR SALE

**Type:** House

**Region:** Ticino

**Province:** Distretto di Bellinzona

**Municipality:** Bellinzona

**ZIP:** 6525

**Price:** 790,000 CHF

**Total Sqm:** 127 sq.m

**Bedrooms:** 2

**Bathrooms:** 3

**Rooms:** 3

### Features

Guest Bathroom

Shutters

Bathroom with Bathtub

HOLIDAY RESIDENCE

Bathroom with Shower

MAIN RESIDENCE

Garden

### Nearby

Football Fields

Bike Lanes

Kindergarten

Elementary Schools

Bar / Restaurants



